

**FOR SALE**

**152 Service Road**

TREHERNE, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~Warehouse Space with Office Area in Treherne~*

**Price Reduced**



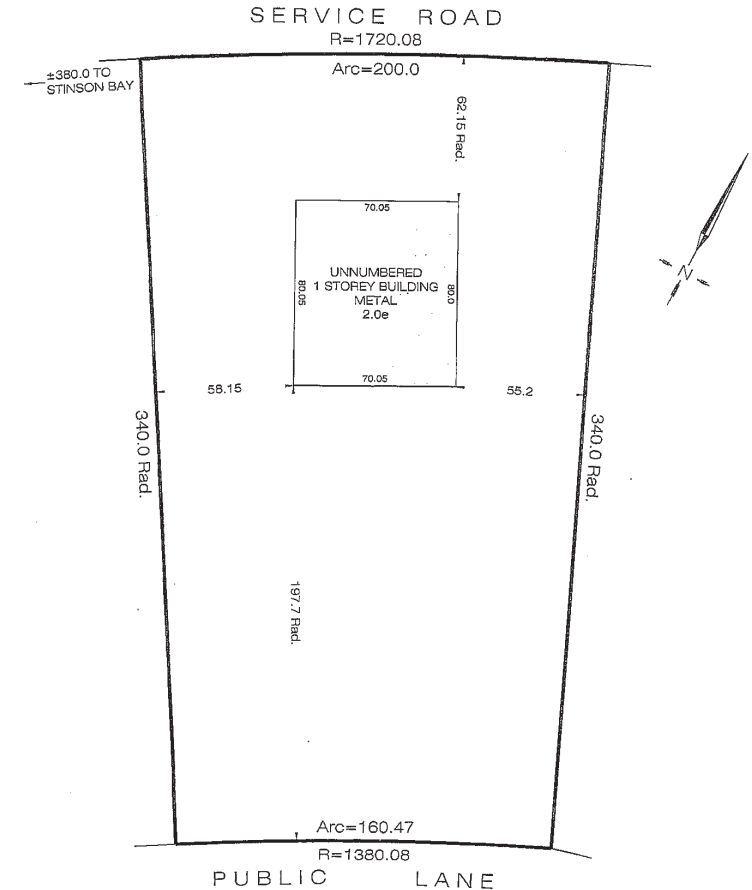
# 152 Service Road

## Property Details

ADDRESS	152 Service Road, Treherne, Manitoba, R0G 2V0
LEGAL DESCRIPTION	LOT 5 BLOCK 3 PLAN 21060 MLTO IN THE NW ¼ 1-8-10 WPM
TAX ROLL #	245900.000
REAL ESTATE TAXES (Est. 2022)	\$8,618.94
ZONING	M – Industrial Manufacturing
LAND SIZE (+/-)	1.4 acres, 200 ft. frontage
BUILDING SIZE (+/-)	5,600 sq. ft. + main floor 480 sq. ft. developed mezzanine
YEAR BUILT	2015
SALE PRICE	\$1,100,000 <b>PRICE REDUCED - \$925,000 \$795,000.00</b>

The Town of Treherne is a major service centre for the area offering banking, grocery stores, restaurants, hotels, schools, long-term care facilities, a hospital, golf course, hockey rink, swimming pool, and many agricultural-related businesses.

The subject property is located just east of the village on the north side of PTH # 2. The rolling lands of the Tiger Hills to the south provide a pleasant setting for the community. The Assiniboine River Valley, lying to the north, lends itself to irrigation, recreation, and hunting.

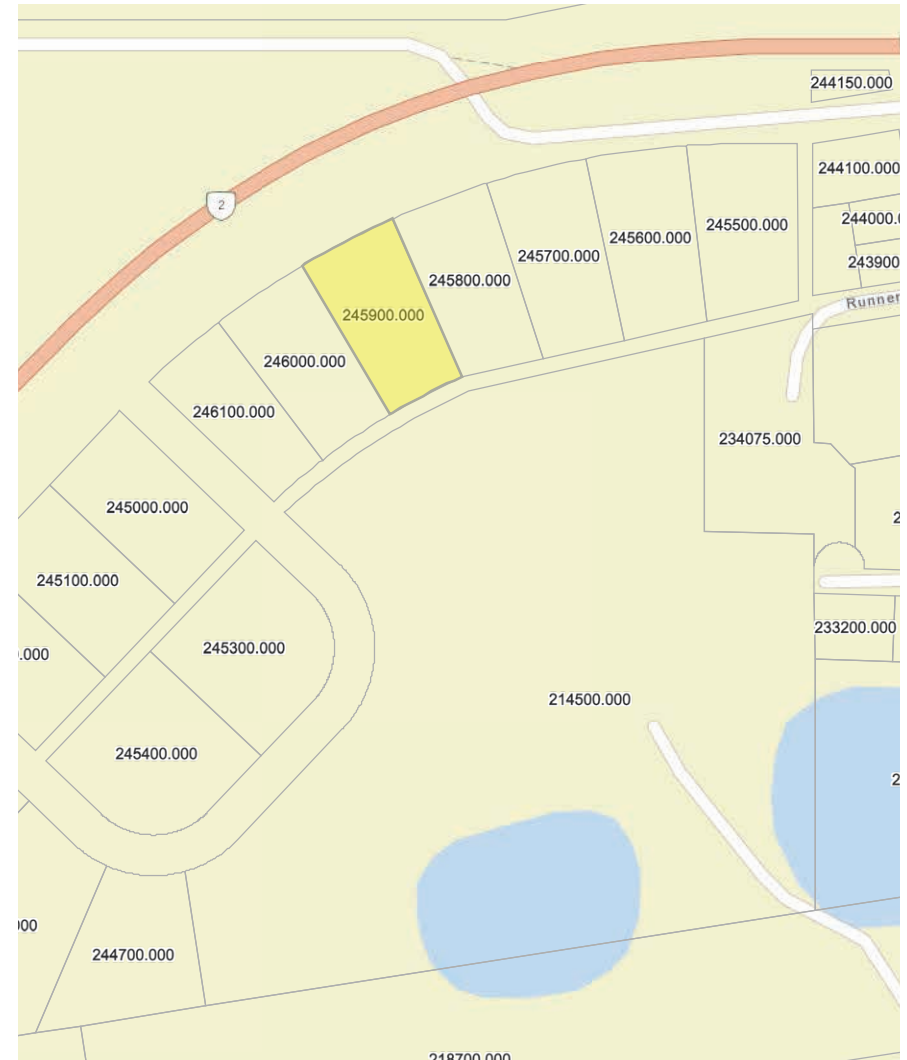


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## Building Details

FOUNDATION	Concrete, structural floor
FLOOR SYSTEM	Exposed concrete in the shop area, tile and laminate in the office area
WALL SYSTEM	<ul style="list-style-type: none"> <li>• Metal clad exterior over 2 ft. x 8 ft. and 2 ft. x 4 ft. wood frame</li> <li>• Interior finish drywall over wood frame in the office area, and metal clad in the shop area with 18' ft. ceiling heights</li> </ul>
ROOF SYSTEM	<ul style="list-style-type: none"> <li>• Gable roof, wood truss, lined and insulated with metal clad exterior</li> <li>• Interior ceiling finish in shop area is metal clad, and drywall and ceiling tile in office and bathroom area</li> </ul>
DOORS	Two 16 ft. x 12 ft. O/H door, and one 16 ft. x 14 ft. O/H door with auto opener, insulated exterior metal passage doors, wood interior doors
CEILING HEIGHT	18' ft.
WINDOWS	PVC
HEATING & COOLING	Floor heat in shop area, A/C and heat wall unit in office area, and baseboard heat in the mezzanine area
PLUMBING	Two 2-piece bathrooms, floor drains in shop area
ELECTRICAL/POWER	400 amps, 208 V, 3 phase, LED Lighting, central vac
SITE	Gravel parking lot with a fenced compound
OPERATING AS	Treherne Collision & Glass
REMARKS	<ul style="list-style-type: none"> <li>• Well-built wood frame industrial building on a concrete slab</li> <li>• Building separated into a shop area including a paint booth, and office space with a 24 ft. x 20 ft. mezzanine</li> <li>• 15,000 lbs hoist in the shop</li> <li>• New paint booth and \$200,000 contributory value has been given for equipment</li> <li>• Equipment not included and to be separately negotiated for purchase with Vendor (15,000 lbs hoist, paint booth and other machinery)</li> </ul>

The site is easily accessible from PTH #2 via a paved street with streetlights. It is serviced with municipal sewer and water, hydro, gas, and telephone, as well as all other services as provided by the R.M. Previously improved site with a good quality wood frame warehouse and gravel parking lot with a fenced compound.



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## Photographs





COMMERCIAL REAL ESTATE  
SERVICES INC.

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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